



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: WALGREEN CO. - OWNER: CENTENNIAL GATEWAY, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38213	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-38213 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Retail Establishment with Accessory Package Liquor Off-Sale use.
2. Conformance to the approved conditions for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-14101).
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an 82 square-foot Retail Establishment with Accessory Package Liquor Off-Sale use within an existing 15,000 square-foot Retail Establishment at 5610 Centennial Center Boulevard. The proposed use will not require additional parking beyond that which is required for the principal use on the site. No more than 10 percent of the retail floor space is devoted to alcoholic beverage sales. This site location is well suited for this use, since the use is located within a large shopping center. Staff recommends approval, since the Retail Establishment with Accessory Package Liquor Off-Sale use meets all minimum Special Use Permit requirements. If this request is denied, the existing retail establishment would remain.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/07/98	The City Council approved the Rezoning (Z-0076-98) to the T-C (Town Center) district on 1,468 acres, including this parcel. The Planning Commission and staff recommended approval.
11/07/01	The City Council approved the Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center.
05/23/03	The Centennial Hills Architectural Review Committee approved a Master Sign Plan (CHR-0020-05) at the Centennial Gateway commercial development at the northwest corner of U.S. 95 and Ann Road. Staff recommended approval.
06/12/03	The Planning Commission approved a request for a Tentative Map (TMP-2202) for a 2-lot commercial subdivision on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. Staff recommended approval.
08/06/03	The City Council approved a request for a Site Development Plan Review (SDR-2208) for a proposed 397,244 square foot commercial development and waivers of the Town Center Development Standards are requested to eliminate the landscaping within the Ann Road median, to allow the hardscape areas within the amenity zone every 600 feet along Centennial Center Boulevard where 105 feet is the maximum permitted, to allow parking adjacent to the right-of-way, to allow 50% screening of the mechanical installations along centennial center boulevard where 100% is required, to

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08/06/03	allow less than 60% of the buildings to the build-to-line, and to allow doorways to be more than every 50 feet along a building façade that fronts a street or plaza area on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.
08/19/04	Planning and Development Department staff administratively approved a Minor Amendment to the approved Site Development Plan Review (SDR-2208) for the overall retail site. Some of the buildings were removed, shifted to other areas on the plan, or had floor areas reduced or increased, and some of the drive-through and supper club uses shifted to other buildings. No significant changes were made to the original approval.
06/21/05	The Centennial Hills Architectural Review Committee approved a Master Sign Plan (CHR-0020-05) at the Centennial Gateway commercial development at the northwest corner of U.S. 95 and Ann Road. Staff recommended approval.
09/07/05	The City Council approved a request for a Minor Amendment (SDR-8695) of an approved Site Development Plan Review (SDR-2208) for a proposed 397,244 square-foot commercial development on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. Staff recommended approval.
08/10/06	The Planning Commission approved a Site Development Plan Review (SDR-14101) for a proposed commercial development consisting of 15,000 square-foot retail development (Drug Store) and a 2,463 square-foot Restaurant with drive through at the northeast corner of Centennial Center Boulevard and Ann Road. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
04/15/2003	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
10/11/07	A building permit (7002879) was issued for a Certificate of Occupancy for a 15,000 square-foot retail building at 5610 Centennial Center Boulevard. The permit was finaled on 07/08/08.
10/11/07	A building permit (7002878) was issued for on site improvements. The permit was never finaled.
10/11/07	A building permit (7002877) was issued for a trash enclosure. The permit was finaled on 06/10/08.
10/25/07	A building permit (7002977) was issued for on-site water & sewer. The permit was finaled on 06/10/08.
10/31/07	A building permit (7003071) was issued for electrical. The permit was finaled on 07/03/08.

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03/25/08	A building permit (8000035) was issued for 10 wall signs, totaling 359 square feet. The permit was finalized on 09/18/08.
05/15/08	A business license (C05-02611) was issued for a Tobacco Dealer Retail at 5610 Centennial Center Boulevard. The license is still active.
05/15/08	A business license (D11-00225) was issued for a Drug Store at 5610 Centennial Center Boulevard. The license is still active.
05/15/08	A business license (Q04-00047) was issued for a Pharmacy at 5610 Centennial Center Boulevard. The license is still active.

<i>Pre-Application Meeting</i>	
03/30/10	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale were discussed. The topics included: • The submittal of application materials, meeting dates, and deadlines were discussed. • Need to indicate retail floor space devoted for the sale of alcoholic beverages. • The proposed use is not within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City Park.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
05/20/10	A field inspection was conducted by staff. The subject property was noted as a well maintained commercial center.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.65

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	General Retail Store	SC-TC (Service Commercial- Town Center)	T-C (Town Center)

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North	Shopping Center	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
South	General Retail Store	GC (General Commercial)	C-2 (General Commercial)
East	Shopping Center	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
West	Shopping Center	SC-TC (Service Commercial- Town Center)	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Town Center Master Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

As approved by SDR-14101, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial, Other than Listed	15,000 SF	1:250 SF	60		60		Y
TOTAL SPACES REQUIRED			60		60		Y
TOTAL (With Handicapped)			57	3	56	4	Y

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ANALYSIS

This is a request for a Special Use Permit for an 82 square-foot Retail Establishment with Accessory Package Liquor Off-Sale use within an existing 15,000 square-foot Retail Establishment at 7755 North Durango Drive. This site location does not have any churches, schools, child care facilities or city parks within the required 400-foot distance separation radius. No additional parking beyond that which is required for the principal use on the site is required as a result of the addition of this use.

The sale of alcoholic beverages is ancillary to the retail use, and 82 square feet of the retail floor space is devoted to the display or merchandising of alcoholic beverages. The proposed use meets the minimum requirements of Title 19.04; staff therefore recommends approval of this request.

FINDINGS (SUP-38213)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1.The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Retail Establishment with Accessory Package Liquor Off-Sale use will be located within the existing Retail Establishment and it is an accessory use. The proposed use can be conducted in a manner that is harmonious and compatible with the uses in the existing site and with the commercial uses on adjacent properties.

2.The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is physically suitable for the type and intensity of the proposed use. There is no additional parking requirement for a Retail Establishment with Accessory Package Liquor Off-Sale use other than that which is required for the principal use on site.

3.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided from Centennial Center Boulevard, a 90-foot Town Center Frontage Road as designated by the Town Center Street Classifications in the Town Center Development Standards Manual. This street is of sufficient size to accommodate the needs of the proposed Accessory Package Liquor Off-Sale use.

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4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

5.The use meets all of the applicable conditions per Title 19.04.

The proposed use will be located within an existing Retail Establishment and complies with the minimum Special Use Permit requirements. The use will devote 82 square feet of the floor space within the existing Retail Establishment for the sale of alcoholic beverages.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

NOTICES MAILED

765

APPROVALS

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PROTESTS

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